



Englefield Heights

at the Highlands

Included Features -

Exteriors:

- HERS scores in the 40's - 50's (HERS scores are individually tested by 3rd party inspectors, & will vary from home to home)
- Zero Energy Ready Home (As defined by the US Dept of Energy)
- Prewire for Solar Panel PV Modules
- Every Home Energy Star 3.0 Tested & Certified
- Innovative modern design by award winning Architectural firm KTG Y
- Exterior finish of stucco and composite siding
- Local Scapes professional front yard landscaping with automated irrigation system
- 25 year asphalt shingled roofing & High efficiency low maintenance white rubber roofs (50 year Warranty)
- Large, dual-paned, Low-e Vinyl windows (U-value of .35)
- Exterior lighting in the front, garage and doorways
- Soffit and fascia in most locations, some elevation types include open rafter tails with painted rough wood.
- Aluminum gutters and downspouts with baked enamel finish
- Insulated steel entry door with deadbolt lock
- Outside waterproof electrical outlets, with holiday outlet & switch
- Hose bib in garage and rear of home
- Unfinished basements with 2 window wells per plan (finished basements will be offered as optional)

Interiors:

- 9' High Ceilings on Main Floor
- Designer beech wood cabinets in shaker style with choice of 4 stain colors
- Granite Countertops in Kitchen, with Laminate elsewhere
- Laminate wood flooring at entry & kitchen (EVP)
Vinyl flooring in baths and laundry
- Sleek loop Nylon carpet with stain resistance
- Attached 2 Car Garage with Automatic Opener(s) and Transmitters
- Designer lighting and hardware in Brushed Nickel finish w/ Efficient LED lighting in entire home
- Wi-Fi Ready Home (homerun main line in mech. room w/coaxial outlet and Ethernet at master bed and great room)
- Washer/Electric Dryer connections
- 2X6 exterior walls with fiberglass blown-in insulation
- Energy efficiency: R-23 walls and R-60 attic insulation
- Heating and Cooling with 13 SEER central air conditioning unit & 96% high-efficiency furnace
- Energy Star qualified 93% efficiency tankless water heater w/on demand water circulation system
- Fresh Air Recover System (ERV- energy recovery ventilator)
- Passive Radon Mitigation System
- Digital Programmable Thermostat
- Smoke detectors in all living areas and bedrooms with a carbon monoxide detector on each level.
- Wall corners are mini-chamfer for a clean and straight design

Interiors Continued:

- Berkley Style Interior Doors
- Designer 2-1/4" Minimalist Style Base and Door Casing
- Holy-Smooth finish sheet rock walls and textured ceiling with sheetrock wrapped windows
- Upgraded one-tone paint in eggshell finish (choice of 6 available options)
- Open stairway & loft areas with half-wall & stained grab-rail

Kitchen:

- Designer beech wood cabinets in shaker style with choice of 4 stain colors
- Spacious Kitchen Island w/ Granite Countertop & bar overhang
- Laminate wood flooring (EVP)
- GE Stainless Steel Gas Range
- GE Stainless Steel Microwave
- GE Stainless Steel Dishwasher
- Chrome Moen Sto Style single hole pull out kitchen faucet
- Stainless Steel, dual bowl, under-mount sink
- 6 Recessed light fixtures
- Pantry with painted wood shelving
- In-sink Garbage Disposal
- Pre-plumbed water line to Refrigerator

Baths:

- Designer beech wood cabinets in shaker style with choice of 4 stain colors
- Western Pottery Square Drop-In Sink
- Easy-care laminate countertops in Full Baths
- Vinyl flooring (buyer to select)
- Pedestal Sink in Half-Bath with Chrome Moen Level Style Faucet
- 5' Fiberglass Tub/shower Combo in Full Baths
- Moen Chrome Chateau Style Bath & Shower Fixtures

garbetchomes.com



*Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Dimensions are approximate. Actual homes may vary from photos and/or drawings which may show upgrades and may not represent the lowest-priced homes in the community. 11/09/2017